

070.0

0003

0001.D

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

910,900 / 910,900

USE VALUE:

910,900 / 910,900

ASSESSED:

910,900 / 910,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
325		MYSTIC ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	PARSONS WILLIAM L	
Owner 2:		
Owner 3:		

Street 1: 325 MYSTIC STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 13,800 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1933, having primarily Vinyl Exterior and 1904 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13800		Sq. Ft.	Site		0	70.	0.68	4			Med. Tr	-10	View	25			656,777						656,800	

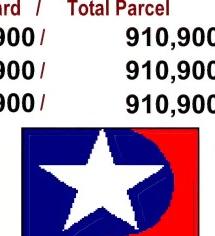
IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		13800.000	254,100		656,800	910,900			44847
							GIS Ref		
							GIS Ref		
							Insp Date		
							03/03/09		

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID			USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:				
2020	101	FV	254,100	0	13,800.	656,800	910,900	910,900	Year End Roll	12/18/2019	44847				
2019	101	FV	228,100	0	13,800.	656,800	884,900	884,900	Year End Roll	1/3/2019					
2018	101	FV	228,100	0	13,800.	563,000	791,100	791,100	Year End Roll	12/20/2017					
2017	101	FV	228,100	0	13,800.	525,400	753,500	753,500	Year End Roll	1/3/2017					
2016	101	FV	228,100	0	13,800.	450,400	678,500	678,500	Year End	1/4/2016					
2015	101	FV	201,700	0	13,800.	403,400	605,100	605,100	Year End Roll	12/11/2014					
2014	101	FV	201,700	0	13,800.	373,400	575,100	575,100	Year End Roll	12/16/2013					
2013	101	FV	201,700	0	13,800.	356,100	557,800	557,800		12/13/2012					

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/3/2009		Meas/Inspect							163	PATRIOT							
11/6/2000		Hearing Chag							189	PATRIOT							
10/12/1999		Meas/Inspect							263	PATRIOT							
5/1/1990									PM	Peter M							

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 2 - Bungalow				Full Bath: 1	Rating: Good			643-5013.											
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Average														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Fair														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix: 2	Rating: Good														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Fair			1st Res Grid	Desc: Line 1	# Units: 1									
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1933	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct:	Fact: .			Floor:				Totals	RMS: 4	BRs: 3	Baths: 1	HB							
Const Mod:				% Own:				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL							
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	4	3								
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Additions:											
Prim Int Wall: 1 - Drywall				Functional:		%		Kitchen:											
Sec Int Wall:	%			Economic:		%		Baths:											
Partition: T - Typical				Special:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Override:		%		Electric:											
Sec Floors: 4 - Carpet	50%			Total:	31	%		Heating:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:											
Subfloor:				Basic \$ / SQ:	90.00														
Bsmnt Gar:				Size Adj.: 1.20147061				COMPARABLE SALES											
Electric: 3 - Typical				Const Adj.: 0.97515047				Rate	Parcel ID	Typ	Date	Sale Price							
Insulation: 2 - Typical				Adj \$ / SQ: 105.445															
Int vs Ext: S				Other Features: 99150															
Heat Fuel: 2 - Gas				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 368326															
% Com Wall		% Sprinkled:		Depreciation: 114181					Juris. Factor:		Before Depr:	115.99							
				Depreciated Total: 254145					Special Features: 0		Val/Su Net:	84.47							
									Final Total: 254100		Val/Su SzAd:	133.46							
MOBILE HOME				Make:															
				Model:					Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 070.0-0003-0001.D																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		16X10	A	AV	1980		0.00	T	31.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:							